

City of Freeport



DEVELOPMENT REVIEW PROGRAM

July 2003

Development Plan Review Process

- Pre-Application Conference City Staff and Consultant
- Plan Review Consultant
- Concept Plan and Preliminary Plan Review City Council, City Engineer and Consultant
- Final Development Plan Review City Council, City Engineer and Consultant
- Issue or deny Development Order City Council
- Appeal
- Obtain a Walton County Building Permit

Review Schedule

(Concept Review – Major Projects Only)

- Submit Plans to City
- 5 days – determine completeness by consultant
- 30 days – developer resubmit (if needed)
- 45 days – development review by City Council

Minor Development

(Concept Review not required)

- Preliminary or final development plan submitted for review by council
- 5 days – determine completeness
- 30 days – developer re-submit (if needed)
- 10 days – issue preliminary or final development order
- Not more than 6 months – submit preliminary development plan
- 15 days – issue or deny development order
- 15 days – appeal
- Obtain building permit from Walton County

Major Development

- Submit preliminary development plan – not more than 6 months from concept review
- 5 days – determine completeness
- 30 days – developer re-submit (if needed)
- 15 days – place on city council agenda
- 10 days – issue or deny preliminary development order
- Submit final development plan
- 30 days – issue or deny final development order
- 15 days – appeal
- Obtain building permit from Walton County

* Number of days referred to are working days

Concept Review

- Application will be made to the City
- 3 day – the City will forward to consultant
- 5 days – following the receipt of the application and concept plan the consultant will determine if submittals are complete
- 30 days – developer resubmit (if needed)
- Proposals will be placed on the agenda of the next city council meeting. The city council will authorize mailings, the consultant will mail notices to all property owners within 400 feet of the property proposed for development. The notice shall be mailed at least fifteen (15) days before the City Council Meeting. Mailing cost shall be borne by the developer.
- 30 days – the city council will conduct a public hearing and consider the items identified in 2.01.05.C.6 (a through g). There will be no order, finding, or other indication of approval or disapproval of the proposed activity.
- Proceed to Major Development Review Process

Minor Development Preliminary and Final Development Plans

- Developer submits the preliminary or final development plan to the City
- Within 3 days – City will forward the plans to the consultant
- Within 30 working days of receipt of the plan the consultant will:
 - determine if the plan is complete and proceed
 - determine if the information is incomplete, the developer will have 30 working days to amend the plans, if 30 working days elapse the developer will pay a new application fee
- Within 10 working days the city council will issue a preliminary development order, final development order, or refuse to issue a preliminary or final development order
- If the developer chose to submit a preliminary development plan for review, a final development plan shall be submitted within 6 months.
- Within 15 working days determine whether the final development plans should be approved or denied, if they comply with the preliminary plan. The city council will determine whether to issue a final development order or refuse to issue.
- Appeal
- Obtain a Walton County Building Permit

Major Development Preliminary and Final Development Plans

- Within 6 months of completion of the concept review the developer will submit the preliminary and or final development plan
- Within 5 working days the consultant will:
 - determine the plan complete and proceed
 - determine the information incomplete, the developer will have 30 working days to amend the plans, if 30 working days elapse the developer will pay a new application fee
- Within 15 working days the consultant will schedule on the city council agenda, mail notice to developer, and cause the notice to be posted on the development site.
- Each Planning Board member shall submit written comments, as to the proposed developments possible effect on the public facilities and services.
- Within 10 days after the city council meeting, the consultant, will issue or deny the preliminary development order
- The developer will submit the final development plan
- Within 30 days the Planning Board will determine if the final development plan should be approved or denied based on conformity with the preliminary development order
- Within 15 days the consultant will notify the development of the issue or denial of the final development order
- Appeal
- Obtain a Walton County Building Permit

DEVELOPMENT ORDER APPLICATION

For

MAJOR or MINOR DEVELOPMENTS

NOTICE TO ALL APPLICANTS

You are required to schedule a pre-application conference with the Planning Department prior to submittal of applications for all major/minor development projects. Your application will not be processed without verification that you have attended a pre-application conference with (a) representative(s) of the Planning Department.

A pre-application conference was held with _____ regarding the development of _____

on the ____ day of _____ 20__.

Planning Official

Title

A pre-application conference was conducted regarding this proposed development on the date indicated above. I understand that I or any person representing me cannot rely upon any comment concerning a proposed development plan, or any expression of any nature about the proposed amendment made by any participant at the pre-application conference as a representation or implication that the proposed amendment will be ultimately approved or rejected in any form. The City of Freeport has the final approval regarding all development projects. I understand that this proposed development will be subject to all applicable land use regulations, and that this development is not considered vested for specific land use regulations until the Planning Director or his/her representative has issued a final development order.

I have read and understand this statement.

Developer/Agent Signature

Date of Signature

The applicant should not rely on any representation made by staff unless such representation is in writing and signed by the person making such representation and has been approved by the authorized entity.

I have read and understand this statement.

Owner/Developer's Signature

Date of Signature

STATEMENT OF INTENT

A statement of the applicant's intentions to the future selling or leasing of all portions of the development, such as land areas, dwelling units, and commercial facilities is required. Provide a statement of intent below and sign where indicated.

Developer's Signature

Date of Signature

DETERMINATION OF SUITABILITY FOR NON-RESIDENTIAL DEVELOPMENT:

During the pre-application conference, the Planning Department will make a determination of suitability of the proposed non-residential development in the land use category. If the Planning Department determines the use to be of questionable suitability, the developer will be required to obtain a preliminary conceptual approval from the Planning Department as to compatibility of land use. The conceptual approval/determination of suitability is to be obtained from the Planning Department during regular session, a copy of official minutes of the meeting to be submitted with the development order application.

I have read and understand this requirement. I agree to provide a copy of the Planning Department minutes granting this project a determination of suitability.

Developer's Signature

Date of Signature

A Determination of Suitability by the Planning Department for this proposed development of _____
Will/will not be required.

Planning Official

Date of Signature

DEFINITION OF MINOR AND MAJOR DEVELOPMENTS

Minor Development

Any development which does not meet the threshold of a major development and does not meet any of the following criteria:

1. Development activity necessary to implement a valid site plan/development plan on which the start of construction took place prior to May 24, 2001 and has continued in good faith; or
2. The construction or alteration of a one or two family dwelling on a lot in a valid recorded subdivision approved prior to May 24, 2001; or
3. The alteration of an existing building or structure so long as no change is made to its gross floor area, its use, or the amount of impervious surface on the site; or
4. The erection of a sign or the removal of protected trees on a previously developed site and independent of any other development activity on the site; or
5. The resurfacing of a vehicle use area that conforms to all requirements of the LDC.

Major Development

A development plan shall be designated as a Major Development if it satisfies one or more of the following criteria:

1. The activity involves combined land and water area of which exceeds five (5) acres; or
2. The development is a residential project of ten (10) or more dwelling units per acres of land and water area, or one hundred (100) or dwelling units; or
3. The development involves more than twenty thousand (20,000) square feet of non-residential floor space; or
4. Any development that the Code Enforcement Officer designates as a Major Development project because:
 - a. The proposed development is part of a larger parcel for which addition development is anticipated that when aggregated with the project in question exceeds the limits of 1, 2 or 3 above; or
 - b. The proposed development should be more thoroughly and publicly reviewed because of its complexity, hazardousness, or location; or [this would include Traditional Neighborhood Developments (TNDs), Overlay Zones, Infill Developments, Planned Development Projects (PDPs), and such things as Communication Towers, borrow pits and salvage yards].
 - c. The proposed development is one which is likely to be controversial despite its small size, and should thus be more thoroughly and publicly reviewed.

APPLICATION FEE SCHEDULE

MINOR DEVELOPMENTS

\$450.00

MAJOR DEVELOPMENTS

\$900.00

Note: The developer will be responsible for reimbursing the City for the City Engineer's site inspections and plan review of the proposed development, payable to the City of Freeport when the City receives the City Engineer's bill. The developer will also be responsible for reimbursing the City for the City Surveyor's reviews of proposed final plats of subdivision, payable to the City of Freeport when the City receives the City Surveyor bill.

The review fees have been explained to me. I also understand that I am responsible for reimbursing the city for all City Engineer reviews and all city surveyor reviews pertaining to my development project.

Developer's Signature

Date of Signature

PROJECT INFORMATION

Date of Application: _____

PROJECT NAME: _____

NAME OF OWNER/DEVELOPER:

(If company or corporation, name of secretary and president)

Address: _____

Developer/Owner's Telephone Number: _____

Developer/Owner's FAX Number: _____

AGENT for Owner/Developer _____

Agent's Address: _____

Agent's Telephone Number: _____

Agent's FAX Number: _____

ENGINEER for Owner/Developer _____

Engineer's Address: _____

Engineer's Telephone Number: _____

Engineer's FAX Number: _____

PROPERTY INFORMATION

Parcel Identification Number: _____

Legal Description: _____

Location of Project:

CONDITIONAL USES

If the applicant is applying for a conditional use, the developer will be required to obtain a preliminary conceptual approval from the City of Freeport. The preliminary conceptual approval is to be obtained from the City of Freeport during regular session, copy of the official minutes of that meeting to be furnished with the development order application.

I have read and understand this requirement. I agree to provide a copy of the City of Freeport minutes granting preliminary conceptual approval for any conditional use.

Developer's Signature

Date of Signature

The City of Freeport will/will not need to grant a preliminary conceptual approval of this proposal during regular session.

Planning Official

Date of Signature

TRAFFIC CONCURRENCY REQUIREMENTS

All applications for major and/or minor developments must include a transportation study signed and sealed by a registered Professional Engineer or Certified Planner practicing in the field of transportation planning. The transportation study should reference the Concurrency Requirements.

I have read and understand this requirement and agree to provide the necessary information.

Developer's Signature

Date of Signature

SITE IMPROVEMENTS FOR ALL DEVELOPMENTS

Your contractor is required to contact the Planning Department to request an inspection of the completed site improvements prior to receiving a certificate of occupancy or a certificate of completion on the development of this project.

I have read and understand this requirement and will ensure that the person installing the site improvements adhere to the plans which are approved by the City Engineer.

Developer's Signature

Date of Signature

FOR ALL PROJECTS IN THE CITY OF FREEPORT

Environmental Assessment/Preservation of Vegetation/Clearing Policies

Illustrate and list vegetative communities present on-site (current Game and Freshwater Fish Commission List) and any threatened species, endangered species or species of special concern which may be present within those habitat communities. Include determination of presence of said species and mitigation measures, is called for. The environmental assessment and management plan is to be submitted by a professional in the environmental assessment field. Include a statement regarding wetlands and floodplains, the percentage of the site designated wetlands per the definition contained in Rule 9J-5.003(149) F.A.C., and an illustration of the wetlands and floodplains, and an illustration of the required buffer area around the wetland areas.

I understand that the City of Freeport has adopted policies regarding the preservation of native vegetation and no clearing of any kind can take place on a development site until the proposed development has been approved for a development order by the City or a clearing permit has been issued. I will provide as part of my development application the following information:

VEGETATION PRESERVATION PLAN

1. Vegetative habitat types present on the development site, as determined and illustrated by professionally accepted sources.
2. Statement regarding the percentage of vegetation required to be preserved per city ordinance and the percentage that the developer intends to preserve as referenced in the City's Comprehensive Plan.

The vegetation to be preserved must be clearly illustrated, including type of vegetation to be preserved, amount of preservation in square feet and/or acres and demonstration that the required percentage of vegetation to be preserved will be part of the final development plan and tied to the proposed development plan.

ALL DEVELOPMENT WITHIN A WETLAND SHALL CONFORM TO THE CITY FOR FREEPORT'S COMPREHENSIVE PLAN

I have read and understand these requirements.

Developer's Signature

Date of Signature

Current Zoning of Parcel: _____

of Residential Lots: _____ # Units per Residential Lot: _____

Multi-family Units: _____ Type of Multi-family Units: _____

Property Acreage: _____

Square Footage of Non-Residential Development:

Existing: _____ Proposed: _____ Total: _____

Type of Proposed Non-Residential Development: _____

Adjacent Land Uses (commercial, single-family, multifamily, vacant, etc.):

North Side: _____

South Side: _____

East Side: _____

West Side: _____

Will state permits be required for this project? _____ Yes _____ No

(Submit statement from project engineer)

What state permits will be required? List:

Will this project be served with public water? _____ Yes _____ No

If yes, who is your provider?

(Submit letter from company providing this service)

Will this project be served with public sewer? _____ Yes _____ No

If yes, who is your provider?

(Submit letter from company providing this service)

Is this project within 400 feet of Choctawahatchee Bay? _____ Yes _____ No
Is this project within 300 feet to any tributary of Choctawhatchee Bay? _____ Yes _____ No

Signature of Owner Date of Signature
(If corporation, indicate office of signer and emboss with seal)

Signature of Owner's Agent Date of Signature

Attachments:
Notification Requirements
Submittal Requirements
Definition of Major and Minor Developments
Fee Schedule
Submittal Checklist

NOTIFICATION OF AFFECTED PROPERTY OWNERS FOR MAJOR DEVELOPMENT PROJECTS:

The City of Freeport shall require any person applying for a major development to notify all property owners within 400 feet of the perimeter of the subject property. **DO NOT NOTIFY PROPERTY OWNERS UNTIL THE PLANNING DEPARTMENT VERIFIES THE DATE WHICH THE PROPOSAL WILL GO BEFORE THE PLANNING BOARD.**

A sample notification letter is included in this application. The meeting dates and times shall be furnished by the Planning Department to the developer after the proposed development receives approval from the City Engineer. The developer shall include within the notification the following:

1. Map showing location
2. Summary of the proposed development
3. Legal description
4. A clear legible site plan of the development proposal

After the notices are mailed, the developer shall submit to the Planning Department the following:

1. Postal receipt showing mailing date (no less than 14 and no more than 20 days prior to the meeting).
2. Copy of package mailed to property owners.
3. Return receipt cares or any packages which were undeliverable
4. List of property owners within 400 feet

THE GREEN RECIEPT CARDS MUST BE SUBMITTED TO THE PLANNING DEPARTMENT REPRESENTATIVE AT THE PLANNING BOARD MEETING. It is the responsibility of the developer to assure that notification is made as required by this policy, in a timely manner. It shall also be the responsibility of the applicant to insure that all property owners are notified as required. Names and addresses are to be obtained from the latest Property Tax Roll. **FAILURE TO NOTIFY PROPERTY OWNERS AS REQUIRED MAY RESULT IN DELAY OF PROJECT APPROVAL.**

I have read and understand this requirement.

Developer's Signature

Date of Signature

SAMPLE NOTIFICATION LETTER

YOUR LETTERHEAD

Date: _____

Re: _____ (applicant) _____ is/are proposing the development of
_____ on _____ acres. The location of this proposed development is _____

Dear Property Owner:

As a property owner within four hundred (400) feet of the above referenced parcel, you are hereby notified that the owner has made application to the Freeport Planning Department for approval of the referenced development proposal. A site plan is enclosed for your review. If you have questions or concerns regarding this proposal, please direct them to (applicant) at (area code & phone number). You may also direct your comments or concerns in writing to the Planning Department, PO Box 339, Freeport, FL 32439 no later than 4:30 p.m. the day prior to the Planning Board Meeting or you may be present at the scheduled public hearings. Reference the applicant and development proposal in all correspondence.

Freeport City Council has a public hearing scheduled to review this development proposal on (month/day/year). The meeting will begin at (time). The meeting will be held in the Council Chambers at Freeport City Hall in Freeport, Florida.

If ownership of your property in this vicinity has changed, please return this package with the name(s) and address(es) of the new owner(s) to _____ (applicant) _____ so that they may be notified regarding these meetings.

Please be advised accordingly.

(applicant/applicant's agent)

Enclosures

**CITY OF FREEPORT
POSTING OF PROPERTY AFFIDAVIT**

BEFORE ME, the undersigned authority, personally appeared _____
The owner and/or authorized agent of the following described property: _____
_____ who deposes and says as follows:

1. That the subject site described above has a sign posted by the owner and/or authorized agent for the owner, notifying the public of the required public hearing, date and time of meeting, location of meeting, and purpose of meeting in accordance to the City of Freeport requirements.
2. That the posted sign meets the dimensional requirements set by the City.
3. That the posted sign was placed and will be maintained upon the property in the correct location and not less than fourteen (14) days prior to the public meeting.
4. That a photo of the sign depicting the location of the sign in relation to the road right-of-way is attached.
5. This affidavit will be forwarded to the Freeport Planning Department no later than two (2) working days prior to the public meeting.

I have completed the said requirements as described in the City of Freeport Development Application.

Signed Name of Owner

Printed Name of Owner

STATE OF _____
COUNTY OF _____

Before me, the undersigned Notary Public in and for said County and State, appeared _____ who is personally known to me or who produced _____ as identification, and who did/did not take an oath, and who is known to me to be the individual described by said name who executed the foregoing instrument.

Given under my hand and official seal the _____ day of _____, 20__.

Signed Name
My Commission Expires: _____

Printed Name

NOTICE TO APPLICANTS

POSTING OF PROPERTY REQUIREMENTS

All applications for Variances, Future Land Use Map Amendments, Major Developments, Developments of Regional Impact shall be required to post the subject site with a sign notifying the public of such public meeting in accordance, with the following requirements:

1. The subject site described in the application shall have assign posted by the applicant for the owner, notifying the public of the required public hearing, date and time of meeting, location of meeting, and type of meeting.
2. The posted sign shall be place upon the property in the correct location (as shown below),
3. The posted sign shall be placed upon the property not less than 14 days prior to the public meeting, and remain on the site until Final adoption by the City of Freeport. Applicant will remove sign within 14 days after final board decision.
4. The posted sign shall be provided by the applicant at the expense of the applicant.
5. The applicant shall provide a photo of the sign depicting the text and location of the sign in relation to the road right-of-way to the City Planning Department.
6. The applicant shall provide the attached Affidavit with the requirement of #5 above to the City Planning Department no less than 2 working days prior to such public meeting.
7. Failure to satisfy the above requirements will result in an automatic tabling of the item from the public meeting to the next available meeting, where the applicant will have to again satisfy the above requirements,

3 ft wide x 3 ft high

1 1/2"

**City of Freeport
Notice
of
Public Hearing**

3"

2"

Insert Type of application here

(MAJOR DEVELOPMENT/VARIANCE REQUEST/FUTURE LAND USE CHANGE)

1 1/2" **Planning Board**

Freeport City Council

Time:

Time:

Date:

Date:

Located at:

Located at:

Note: Sign must have a WHITE background & BLACK letters. Sign shall be securely attached to 2 posts, being a minimum of a 2" x 4" post, and the face shall be a minimum of 1 foot above grade. Posts shall be a minimum of 18" below grade.

SUBMITTALS FOR DEVELOPMENT ORDERS

MINOR AND MAJOR DEVELOPMENTS:

Format of Development Plans

1. Plans

- a. Scale no smaller than 1 inch equals 100 feet.
- b. Plans are 24 inches by 36 inches.
- c. Sheet number and total number of sheets indicated on each sheet.
- d. Name, address and phone number of the individual responsible for the preparation of the drawing.
- e. Title block on each sheet with the name of the development.
- f. North arrow.
- g. Scale.

2. General Information

- a. Name, address, and phone number of owner
- b. Complete legal description
- c. General vicinity map
- d. The adjacent land uses (vacant, residential, commercial, etc.)

Survey by Florida Registered Surveyor

1. Boundaries of property

2. Topographic Survey

- a. Two-foot contour lines.
- b. Existing water bodies and mean high water lines where applicable.
- c. Existing easements, right of way, platted streets, alleys, etc.
- d. Area of property in square feet or acres.
- e. The 100-year floodplain with minimum floor elevations.
- f. Wetlands, both jurisdictional and non-jurisdictional.
- g. City shoreline protection zones, where applicable.
- h. FEMA flood-zone designations and acreage in each designation.
- i. City-required buffer zones, where applicable.

Design and Development Activities

1. Site Plans

- a. Location, dimensions, gross floor area, and proposed use of building. (N/A for SUBDIVISIONS)
- b. Building setbacks from property lines, center lines of streets, and all adjacent buildings. (N/A for SUBDIVISIONS)
- c. All side elevations (prepared by Florida registered architect or engineer). (N/A for SUBDIVISIONS)

- d. Area and percentage of impervious area.
- e. Area and percentage of floor area (COMMERCIAL ONLY)
- f. Total number of residential units categorized according to bedrooms. (FOR SUBDIVISIONS: NUMBER OF LOTS).
- g. Total number of units per acre.
- h. County-required buffer zones with percentage of allowed clearing within each buffer zone.

2. Streets, parking, and loading

- a. Layout of all proposed streets, parking areas, and driveways.
- b. Parking plan showing total number of dimensions of parking spaces.
- c. Handicapped spaces.
- d. Cross sections and specifications of all proposed pavement.

3. Drainage Plan by Florida Licensed Engineer

- a. Complete with calculations demonstrating the ability of the drainage system to collect, control and discharge stormwater runoff.
- b. Delineation of the major areas draining into the development and existing drainage facilities.

4. Utilities

Location of nearest available water and wastewater disposal system with proposed tie-in points.

5. Preservation, Landscaping and Grading Plans

- a. Percentage of native vegetation to be removed and illustration of vegetation to be preserved.
- b. Location, description, and amount of landscaping materials to be installed.

- 6.** Letter from project engineer regarding FDEP exemptions with letter of verification from the FDEP and/or letter outlining the state permits which will be required for this project.
- 7. Letter from utility company stating that the company has sufficient capacity to serve the development. If septic tanks are to be used, submit letter of non-objection from the Health Department.
- 8. Documentation that all state and federal permits have been applied for (if applicable).
- 9. Three (3) copies of the Environmental Assessment.
- 10. Three (3) copies of the Traffic Study.

11. Three (3) copies of the Side Elevations of all proposed structures

ADDITIONAL SUBMITTALS FOR MAJOR DEVELOPMENT PROJECTS:

12. Names and addresses of all property owners within four hundred feet (400) of the boundaries of the proposed project.
13. Twelve (12) copies of the full-size site plan for the Planning Department and the Freeport City Council.
14. Twelve (12) copies of the side elevations/renderings of all structures.

SUBMITTAL CHECKLIST

A. Site Plan showing the following:

1. Scale no smaller than 1"=30'
2. Boundary of project site.
3. Building footprint.
4. Parking/Loading.
5. Drives.
6. Accessory Structures
7. Walls and/or fences.
8. Setbacks/Buffers

B. Grading and Drainage Plan with Calculations

C. Signage Plan including sign application with specifications, setbacks and colors.

D. Utility Plan showing:

1. Sewer & Water Lines with tie-in points
2. All utilities, including electrical, shown underground.

E. Architectural Plans, minimum scale of 1/8"=1'

1. Roof Design
2. Side Elevations
3. Floor Plan
4. Exterior Colors
5. Canopies/Awnings
6. Siding/materials

F. Landscaping Plan

1. Caliper of Trees to be retained/removed
2. Proposed Plant material
3. Proposed Berming

G. Topographic Survey

H. Tree survey of Trees with 6-inch caliper or higher

I. Lighting Plan

J. Dumpster Location

K. Copies of any proposed agreements between adjacent property owners, including agreements for joint use and joint access easements.

SUBMITTAL CHECKLIST

SUBMITTALS FOR ALL DEVELOPMENTS	Copies Required
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Completed & Signed Development Application.....	original and 1 copy
Application Fee Minor:	\$450.00
Major	\$900.00
Topographic Survey (signed & sealed).....	5
Single-page Site Plan (including streets, parking, loading, utilities).....	15
Construction/Grading & Drainage Plans (signed and sealed).....	5
Drainage Calculations (signed and sealed)	5
Preservation/Landscaping Plan.....	5
Floor Plan and Side Elevations (except residential subdivisions)	5
Environmental Assessment (signed and illustrated).....	5
Traffic Study (signed and sealed).....	5
State permits/Permit Applications (signed and completed)	5
Sewer and Water Letter (signed and current).....	1 original + 4 copies

ADDITIONAL SUBMITTALS FOR MAJOR PROJECTS

Names/addresses property owners within 500'	2
Full-size single-page site plan for Planning Department.....	12
Side elevations/renderings of all structures	12

ADDITIONAL SUBMITTALS FOR INFILL PROJECTS/COMMUNITY MEETING

Proof of Publication from Newspaper of Legal Ad.....	2
Copy of Postal Receipts from Certified Mail-out	2
Return Receipts from Certified Mail-out	1
Copy of Notification Package to Affected Property Owners	2
Attendance List from the Community Meeting	original
Tape Recording of Community Meeting	1
Minutes of Meeting	original
Report/Summary of Meeting	1
Compatibility Analysis.....	15

I have read and understand that these are the minimum requirements for development submittals. I understand that I may be required to submit additional copies or information, should more information or copies be necessary for adequate review of my development proposal.

Developer's Signature

Date of Signature